

Custom Family Home



1082 Pembridge Cres

\$389,900

Original price: \$399,900

MLS area: 39

MLS#: 0960954;

BG#: 1082p

Features

- * Custom Built 2700 sq ft 2 Storey
- * Beautiful Private Rear Yard
- * Spacious Principal Rooms
- * Wood Burning Fireplace
- * Main Floor Laundry Room
- * Granite Counter Tops in Kitchen
- * Large Master with Huge Walk in Closet
- * Walk Out Man Door in Lower Level
- * 14' x 12' Deck
- * Finished Lower Level—Potential In Law

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7
613-634-7653 fax 613-634-6199 E-Mail: patti@pattigray.com Web: www.pattigray.com



Measurements and Room Information

Level	Room	Length	Width	Flooring	Comments
M	Living Room	19' 0	14' 0	Carpet	Curved archway
M	Dining Room	11' 3	14' 0	Carpet	Curved archway
M	Kitchen	19' 4	12' 2	Porcelain	Granite counter tops, patio door to deck, D/W, ceramic backsplash, ceiling fans
M	Family Room	19' 6	11' 8	Hardwood	Angelstone fireplace
M	Main Bathroom	5' 4	5' 2	Porcelain	2 piece
M	Laundry Room	8' 11	5' 3	Porcelain	Door to garage
M	Front Foyer	13' 0	12' 0	Porcelain	Spacious
U	Master Bedroom	13' 7	18' 3	Carpet	
U	Master Sitting Area	13' 4	6' 1	Carpet	Walk in closet 11' 9 x 6' 8
U	Ensuite	8' 3	5' 0	Porcelain	4 piece
U	Bedroom (2)	12' 2	10' 11	Carpet	Overhead light
U	Bedroom (3)	15' 5	11' 3	Carpet	Overhead light
U	Bedroom (4)	12' 9	11' 4	Carpet	Overhead light
U	Bathroom	8' 3	7' 5	Porcelain	5 piece, double sink
L	Rec Room	32' 0	13' 2	Carpet	Wainscoting
L	Play Room	18' 10	11' 5	Carpet	Door to rear yard
L	Bathroom	8' 9	8' 1	Vinyl	3 piece
L	Utility Room	22' 6	11' 2	Cement	Sink area
O	Deck	14' 0	12' 0		



1040 Gardiners Rd. Kingston, Ont. K7P-1R7
 613-634-7653 fax 613-634-6199
 E-Mail: patti@pattigray.com
 Web: www.pattigray.com

Designed For Family Living

MLS #: 09607529

Status: Active

Price: \$369,900

Address: 1082 Pembridge Cres	Municipality: Kingston	HRV System: Yes
Legal: Lot 65 Plan 1801	Subdivision:	Air Conditioning: Yes
Owner: Copeland & Crecent Wedderburn	MLS Area: 39	Central Vac: Yes
Occupant: Owner	County: Frontenac	TV Tower: No
Lot Size: See Notes	Postal Code: K7P 1P3	Exterior: Brick
Type: 2 Storey	Zoning: Res	Poss: TBA
Sq Ft: 2700	Below:	Side of Road: East
Taxes: \$4676.64	Year: 2009	House Age: 27
Waterfront: No	Condo Fee: n/a	Floors: Porcelain, Carpet & Hardwood
In Law Suite: Potential	Fee Includes: n/a	Basement: Fully Finished
Storage Shed: No	Heating Cost: \$145/month	Foundation: Block
Yard Fenced: No	Heat: Forced Air	Basement Exit: Yes
# of Rooms:	Fuel: Gas	Water Softener: No
Bedrooms: 4	Below:	Water Treat Equip: No
Bathrooms: 3	Half Bath: 1	UV Light: No
High Efficient:	Oil Tank Date: n/a	Water Source: Municipal
Ensuite: Yes	# Amps: 200	Well GPM: n/a
Chattels:	Roof: Asphalt	Sewage: Municipal
	Circuit Breakers: Yes	Tile Bed Age: n/a
	Hot Water Tank Rental: Yes	Pool Type: n/a
	Hot Water Tank Fuel: Gas	Garage/Parking: Attached 2 Car Garage
		Driveway Width: Double
		Driveway Surface: Paved

Exclusions: dining room and front foyer light fixtures.

Rental Equipment: hot water tank

Directions: Bayridge Dr, East on Old Colony, right on Pembridge.

MLS Remarks:

Custom built for this owner, this 2700 sq. ft. 2 storey, four bedroom home was built with 2x6 construction for increased insulation factor then bricked from top to bottom. The owner truly ahead of his time, installed an air exchanger and a 200 amp service, plus central air, efficient gas heating, intercom system, central vac and an electronic air cleaner. With spacious principal rooms, a main floor family rm with wood burning fireplace, a huge family style kitchen with granite counter tops, a master suite with a bedroom sized walk in closet, this home features all the comforts of "home". Make your appt today.

Notes: Lot Size: 42.51 ft x 168.63 ft x 102.20 ft x 119.71 ft



Make Your Offer!



Listing Broker: Patti Gray / Broker of Record: Bob Bankosky

Brokerage: Realty Executives Southeastern Ontario 1040 Gardiners Rd. Kingston ON K7P 1P7
Phone: (613) 634-7653 Fax: (613) 634-6199 Email: patti@pattigray.com Website: .www.pattigray.com

Disclosure

This Listing is a result of a contract between REALTY EXECUTIVES Southeastern Ontario, Brokerage and the Seller. No liability for errors of any kind is assumed by the Seller or Realty Executives Southeastern Ontario.

A Seller's property information statement (formerly VIFS) is available and is part of this brochure. Buyers are advised to

1. Read the brochure carefully and make their own enquiries.
2. Verify all features and details of the property.
3. Have an independent inspection completed and to draw their own conclusions as to the condition of the property.
4. Satisfy themselves as to the property setting as it pertains to:
 - 1) environmental issue's (noise, smell, view) hydro lines, airplane flight paths, railroad lines, major arterial roads, commercial developments, future developments, land fill sites, and quarries.
 - 2) surroundings ie: commercial buildings, community facilities, schools, day care centres, multiple units and group homes.
5. Verify all measurements, where the size is important for furniture positioning.
6. If the property has a well, have an independent analysis of the water supply and satisfy themselves as to quantity, quality and related equipment.
7. If the property has a septic system, have an independent inspection of the sewage disposal system and satisfy themselves as to the operation.

Before the waiving of conditions, making the agreement of purchase and sale firm agreement.

It is highly recommended that all BUYERS be represented by a Buyers Agent and have signed a contract with that Agent.

This Brochure can be viewed and printed from the web
www.pattigray.com

Have A Nice Day !



Brokerage: REALTY EXECUTIVES SOUTHEASTERN ONTARIO
1040 Gardiners Rd. Kingston, Ont. K7P-1R7
613-634-7653 fax 613-634-6199
E-Mail: patti@pattigray.com